



David Freedman, Chairman  
Martin C. Kendall  
Alan Levine  
Rebecca Nash Paden  
Marion Savic  
Renee Severson  
Ray Worden

## Application for a Certificate of Appropriateness (COA)

Applicant:	<u>Russ Masterson</u>	Phone Number:	<u>404 502 8605</u>
Mailing Address:	<u>133 Frances Avenue Marietta GA 30060</u>		
Subject Property:	<u>11 11</u>	Parcel ID:	
Property Owner:	<u>Russ and Kristy Masterson</u>	Phone Number:	
Mailing Address:	<u>same</u>		

### Type of Project Proposed:

- ☐ Demolition  
☒ New Construction/Infill  
☒ Additions  
☐ Material Change in Appearance  
☒ Fences, retaining walls, or landscaping

### Description of Proposed Project (attach additional sheets if necessary):

New rear covered patio

New rear backyard privacy fence to replace existing.

\* Please see enclosed letter.

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: *[Signature]* Date: 7/1/20

### To be completed by STAFF ONLY

HPC Hearing Date: \_\_\_\_\_ City Council Hearing Date: \_\_\_\_\_

**APPROVAL**

**DENIAL**

Conditions: \_\_\_\_\_

Chairman's Signature

Date

# **Application to Marietta Historic Commission**

For Certificate of Appropriateness

New Rear Covered Patio Addition and Fence

From 133 Frances Avenue, Marietta, GA  
Russ and Kristy Masterson



Letter for Certificate of Appropriateness by 133 Frances Avenue

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Date: 7/1/20

Name: Russ Masterson

Address: 133 Frances Avenue

Marietta GA 30060

Phone Number: 404 502 8605 404 915 3801

Re: Application for Certificate of Appropriateness  
by Russ Masterson at 133 Frances Avenue, Marietta, GA 30060

Dear Historic Preservation Commission,

In our desire to add a covered patio to our home and create a design that merges with the existing historic home we hired Paradigm Landscape, architect Michelle Krahe, and local home builder, Roger Balko. They created a strategic and beautiful plan of a covered patio off the rear of our home (including a new fence around the property). The covered patio structure has already received a variance by the Board of Zoning Appeals.

The site plans, architectural drawings, and photographs are included in this packet.

As to note: the roofline of this new covered patio will not exceed the existing roofline and minimal of the new structure will be visible from the street. A small portion of each side of the structure could be visible from the street if someone desired greatly to get the perfect angle to see into the backyard. Building materials are labeled on the elevations.

As my wife, Kristy, and I are out of town, our builder, Roger Balko will be present as our representative.

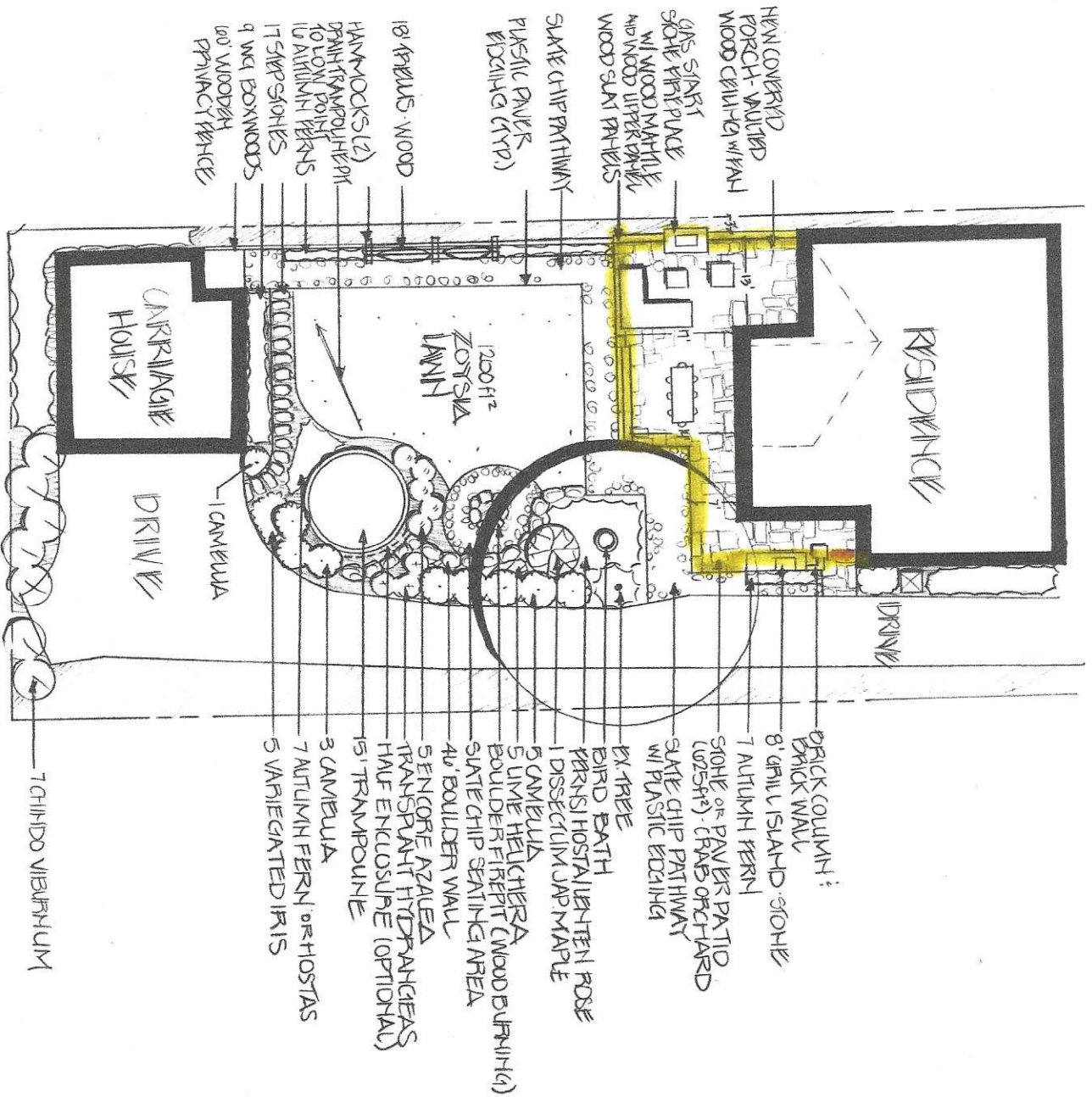
Thank you for your consideration.

Sincerely,



Russ Masterson



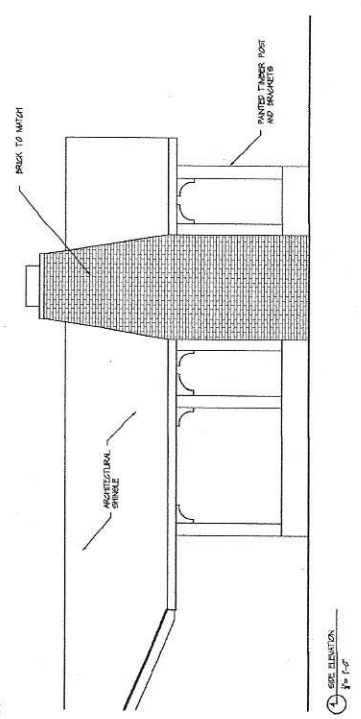
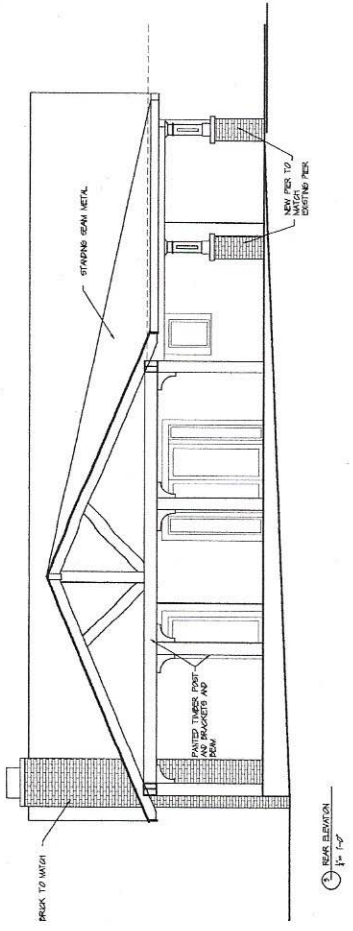
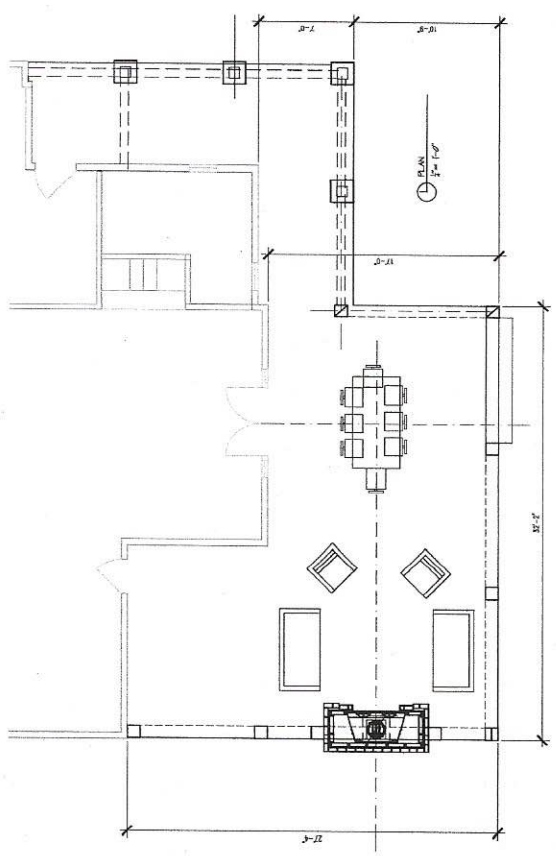
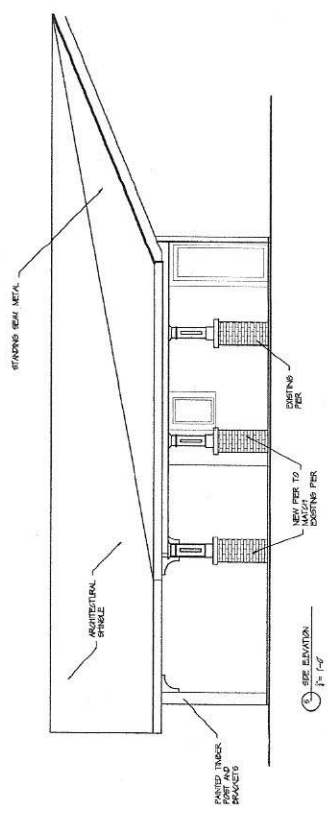
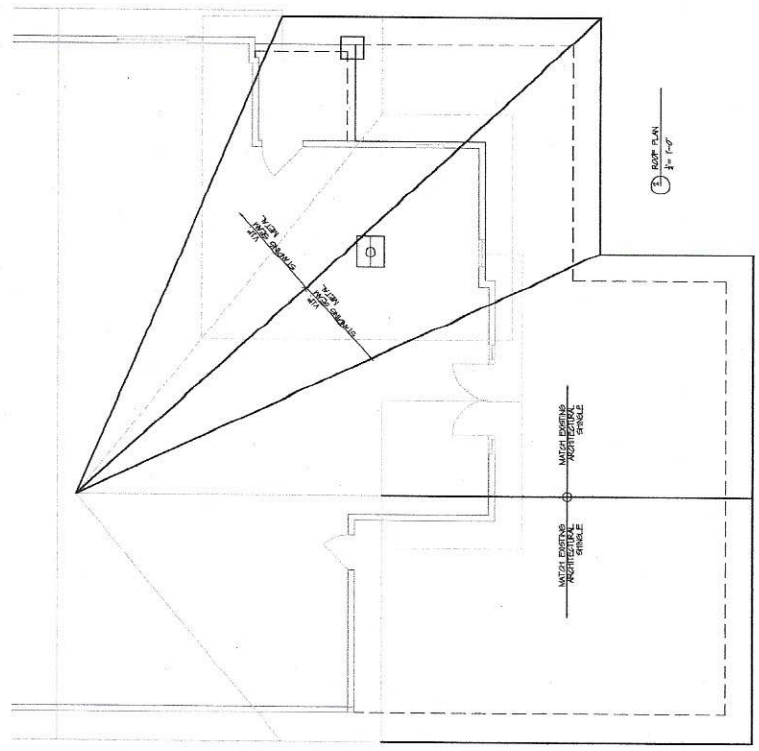


**PARADIGM LANDSCAPE**

2993 SAINT LANS RD  
MARIETTA, GA 30066  
678-403-2446  
PARADIGM.LANDSCAPE.COM

**MASTERSON RESIDENCE**  
133 FRANCIS AVENUE  
MARIETTA, GEORGIA

5/14/2020  
CHA  
1" = 10'-0"  
REVISED BACKYARD PLAN





**Streets views of home** looking into the backyard where proposed new covered patio is to be added on the rear of the home.

1. Limited sight to rear of home from the street.
2. Very little, if any, structure will be seen from the street.
3. Note: as to not be confused with the pictures, our property has a driveway that runs the length of the property to a garage / carriage house on the rear of the property.



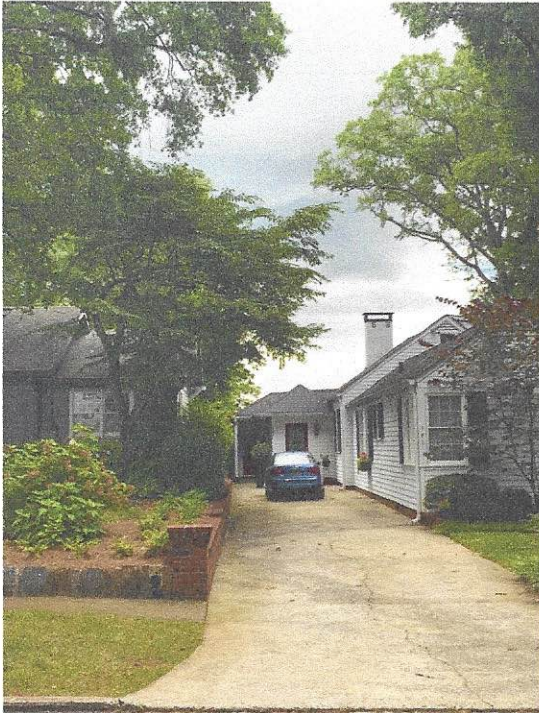
Rear view of the home where the covered patio will be added.





**Views of adjacent properties.**

1. Both neighbors signed letters of agreement to the new covered patio during our variance approval process.
2. Our proposed covered patio does not affect any of their views or living in their homes or backyards.





Views of three property lines in the backyard where new fence is proposed.

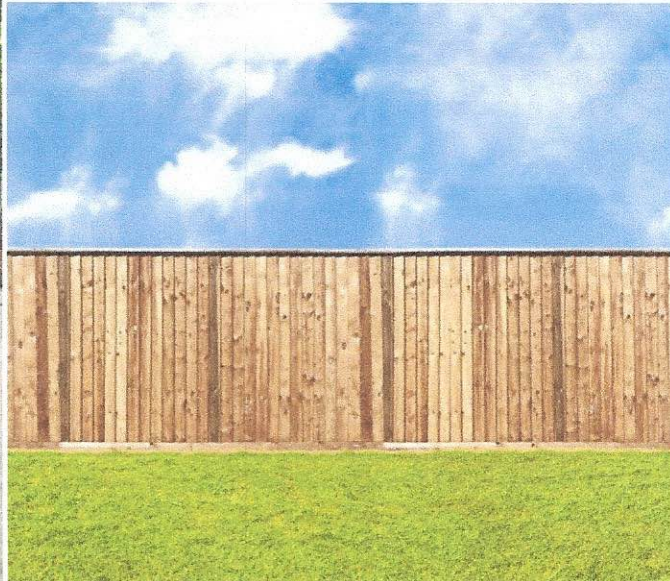
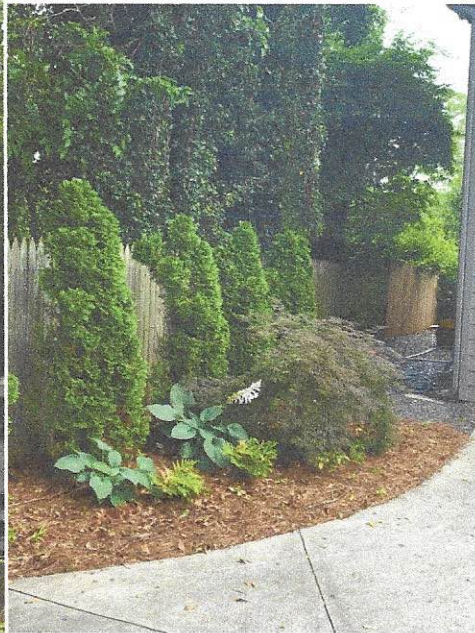


Image of new fence style to be installed.  
8' privacy, capped. Stained dark gray /  
brown.

**Description of Materials:**

1. Timber framed covered patio addition on rear of home.
2. Walkway and patio under the new roof to be to be crab orchard gray flagstone
3. Roofing to match existing architectural shingle. Where pitch requires, a standing seam metal roofing, color to match as close as possible gray shingles existing.
4. New columns on the side of the house to match existing house columns.
5. New columns on rear of home to be painted timber.
6. New chimney to match existing brick color of brick on home's existing columns, apron, and existing chimney.
7. New fence to be a 8' capped privacy. See image for design details.



(*\* Variance Approval*)



Department of Development Services  
205 Lawrence Street  
Marietta, GA 30060  
Rusty Roth, AICP, Director

May 19, 2020

Russ Masterson  
russmasterson@gmail.com

Re: Petition of RUSS MASTERSTON is requesting a variance for property zoned R-3 (Single Family Residential – 3 units/acre), located in Land Lot 1087, District 16, Parcel 0290, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as **133 Frances Avenue**.  
File ID: V2020-14

Dear Sir/Madam,

This is to inform you that on May 18, 2020, the Board of Zoning Appeals approved with stipulation the variance request for the above-described property.

The following variances were approved:

1. Variance to reduce the side yard setback from 10 feet to 2 feet for an accessory structure (fireplace). [*§708.03 (F.1)*]

Stipulation:

1. The variance shall only apply to the proposed fireplace. Any new accessory structure would have to comply with regulations or seek an additional variance.

If you should need any additional information, please contact Shelby Little at (770) 794-5671.

Sincerely,

*Ines Embler*

Ines Embler  
Planning and Zoning Department